

**COLUMBUS BOARD OF ZONING APPEALS  
123 WASHINGTON STREET  
COLUMBUS, INDIANA**

The Columbus Board of Zoning Appeals met at 6:30 p.m., November 23, 2004 in the Council Chambers, second floor of City Hall, 123 Washington Street, Columbus, Indiana for its monthly meeting.

**Members Present:** Karen Dugan, Acting Chairperson; Mary Ferdon,  
Lou Marr, and Dave Bonnell

**Staff Presents:** Laura Thayer, Assistant Director, Alan Whitted, Deputy City Attorney; Marcus Hurley, Planning Technician; and Stephanie Carr Code Enforcement

Ms. Dugan opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

Alan Whitted, Deputy City Attorney, administered the oath to all in attendance that would be speaking.

**C/DS-04-13 Northern Village Associates**

**Northern Village Associates is requesting a development standards Variance for reduction of the number of off-street parking spaces for Northern Village Center, located in a B-2 district (Community Business). The center is located on the West Side of Middle Road, north of U.S. 31 (National Road) Columbus, Indiana.**

Karen Dugan read a letter that was submitted by the Petitioners to withdrawal Their Petition.

Dave Bonnell – seconded the motion.

The following Findings of Fact were presented to the Board for consideration:

**C/UV-04-01-Pam Stone**

Lou Marr made a motion to approve the findings of fact for **C/UV-04-01**.

Mary Ferdon seconded the motion for approval.

**C/DS-04-09-Flowers by Lois**

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Mary Ferdon moved for approval of findings of fact for **C/DS-04-09**

Lou Marr seconded the motion to approve.

**C/CU-04-09 Young At Heart**

**Sharon Horn, Stephanie Dickherber, Meena Maharjan are requesting a conditional use permit to operate an adult day care. The property is located at 2734 Griffa Avenue, Columbus, IN 47203**

Marcus Hurley read the background along with the findings of fact. A visual presentation of the property was presented. A memo from the City Engineer was read in regards to a proposed second driveway.

Petitioners stated their names for the record.

Stephanie Dickherber spoke on behalf of the petitioners.

Ms. Dickherber stated that there would be one or two staff members and eight clients at one time. Ms Dickherber said that the parking should not be a problem since there would only be two drop off times a day. She stated that they would be willing to work with the staff on adjusting the driveway.

Lou Marr asked Ms. Dickherber to explain again about the parking.

Mary Ferdon stated that she had drove by earlier that day and there were a number of vehicles parked at the residence. She asked if the home was currently being used as a daycare center.

Stephanie Dickherber responded that the neighbor would sometime park in front of the resident and it was not being used as a day care center at this time.

Karen Dugan asked if they had considered the creek behind the property being a hazard to their clients.

Ms. Dickherber said that the yard was fenced in.

**The meeting was opened to the public.**

Robert Risk, Walt Fox, Jim Burns, Jeff David and David Milhouse were opposed to the petition.

Glen Horn, the owner of the property spoke in favor of the petition.

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Karen Dugan read the letters that were received in regards to the petition.

Betty and Albert Fry were in favor of the petition.

Erik Walls was opposed to the request.

The meeting was closed to the public.

Lou Marr made some comments to the petitioners.

She stated that in going over the plan she believed the petitioners were asking planning staff work something out for them, and that is not their job to do.

Mrs. Marr said that their job was not to design the driveway, or the inside of the house. Lou Marr state that she had some serious questions about the fact that they may not meet the building code requirements for the State which is 50 square feet of useable indoor space per adult within the principal structure, exclusive of halls, bathrooms or kitchen areas and basements without a direct exit to the outside.

Mrs. Marr also said that the City Engineer did not like the proposed plan, and Stated that the staff was not here to design or help you decide if you can add on to the property, that it was their job to make a decision on what you have presented to the staff tonight.

Marcus Hurley commented that he had met with the petitioners several times To consult with them on the best location for this request. Mr. Hurley said that They were considering a few different locations. The staff did not feel that the This was the best site they could have chosen.

Lou Marr made a motion to deny C/CU-04-09

Dave Bonnell seconded the motion

Karen Dugan read a letter that was submitted from Steve Rucker the City Engineer. The letter stated that the proposed second driveway at 2734 Griffa Avenue should remain as one driveway.

Petition was denied unanimously.

**Old Business:**

Marcus Hurley asked if the board would approve the calendar for the 2005 Columbus Board of Zoning Appeals meetings.

Lou Marr – moved to approval

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Mary Ferdon- seconded the approval

The Meeting Schedule was passed.

Mr. Hurley asked the Board to form a nominating committee for executive officers for the 2005 board.

Marcus said that they would have the nomination on the January meeting.

A committee was formed and the nominated the existing Board officers remain for the 2005 board.

**Approval of Minutes:**

Mary Ferdon approved the minutes from August 24, 2004

Lou Marr-seconded the motion

Minutes were approved.

**Discussion items:**

Marcus Hurley and the staff discussed the changes that are being made to the Staff report and petition.

The following findings of fact were presented for consideration to the Board:

There being no further business the meeting was adjourned.

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Karen Dugan, Acting Chairperson